

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

36 Warrabel Road Ferntree Gully VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 53 The Avenue Ferntree Gully VIC 3156   | \$750,000 | 26-Jun-21 |
| 6 Warrabel Road Ferntree Gully VIC 3156 | \$801,500 | 21-May-21 |
|                                         |           |           |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 July 2021



**53 The Avenue Ferntree Gully VIC 3156**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**26-Jun-21**

 3  1  1

Distance

**0.33km**



**6 Warrabel Road Ferntree Gully VIC 3156**

Sold Price

**\$801,500**

Sold Date

**21-May-21**

 3  1  1

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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